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TCP \$	
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PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

10886-0

Building Address 2622 H RD

Parcel No. 2701-263-00004

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0

Sq. Ft. of Existing Bldgs 3600 Sq. Ft. Proposed 463

Sq. Ft. of Lot / Parcel 7 1/2 ACRES 218,279.16

Sq. Ft. Coverage of Lot by Structures & Impervious Surface

(Total Existing & Proposed) 4063 .01%

Height of Proposed Structure 18' -

OWNER INFORMATION:

Name JAN RICHARD WARREN

Address 2622 H RD

City / State / GJ CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Interior

APPLICANT INFORMATION:

Name QUALITY BUILDERS OF CO. INC

Address 479 MEADOWCREEK WAY

City / State / CLIFTON CO 81520

Telephone 985 0520

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/16/10

Planning Approval [Signature] Date 7/16/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O NR <u>NO SWR / WTR Changes</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/16/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2622 H Rd



ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 374

